

# Legal Assistance Resource Center ❖ of Connecticut, Inc. ❖

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## **S.B. 1146 -- 10% mobility set-aside in the Security Deposit Guarantee Program**

Human Services Committee public hearing -- March 15, 2011  
Testimony of Raphael L. Podolsky

<u>Recommended Committee action:</u> <b>APPROVAL OF THE BILL</b>
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One goal of the Security Deposit Guarantee Program is to open opportunities for tenants to move to areas less impacted by poverty. This goal can most realistically be achieved when the tenant has a Section 8 voucher or RAP certificate, because the rental assistance allows the tenant to afford a higher rent. If the rent is within the range of those programs, it is a violation of the state Fair Housing Act for a landlord to refuse to rent to the tenant because of Section 8 or RAP assistance. DSS provides funding to three mobility programs that help tenants make mobility moves of this sort. The tenant must, however, still be able to pay the security deposit, which can be substantial. A landlord can require a two-month security deposit. At \$1,200 per month (which would be a fairly modest suburban rent), the tenant would have to have \$2,400 cash in-hand. The Security Deposit Guarantee Program can make it possible for such a tenant to move to an area of greater opportunity.

This bill requires DSS to set aside at least 10% of its security deposit guarantees for moves from areas of low opportunity (i.e., high poverty) to areas of significantly greater opportunity. In order to make certain that security deposit guarantees are not unduly tied up if there are insufficient guarantee holders seeking to move to such areas, the bill also requires that guarantee authority not claimed in any fiscal quarter be released at the end of the quarter back into the general security deposit guarantee pool.

The bill adds no costs, because it works within the parameters of the budgeted allocation for the Security Deposit Guarantee Program.

We urge approval of the bill.